



€ 1.155.000 | WEZEMBEEK-OPPEM | REF. ELITEA 3



LIVING SURFACE

270 m²



BEDROOMS

3



BATHROOMS

2



GARAGES

1



TERRACE SURFACE

27 m²

VILLA 3 - Project Elitea in Wezembeek Oppem

rue Galgenveld 17-25, 1970 Wezembeek-Oppem

This VILLA 3 is part of a development of 5 new villas, located in the quiet residential area of the street "Galgenveld" in Wezembeek-Oppem. The whole exudes harmony in a contemporary style: beautiful, simple and effective! The house is laid out as follows: Ground floor: entrance hall + checkroom and guest toilet, stairs to the upper floors, utility/technical room of 8.36 sq with boiler and access to the garage of 49.62 sq (for 1 car) - 1 parking space outside. 1st floor: Large living room of 57 sq with a lounge + office and dining room with bay window opening onto the terrace (27 sq) and garden; the open, fully equipped kitchen (9 sq) and a guest toilet. The 2nd floor has a night hall leading to the bedrooms: including the master bedroom, which forms a private space (with dressing room and bathroom with bath, shower and 2 sinks + a separate en-suite WC) of 20 sq, 2 other bedrooms, a bathroom with bath and shower, 1 sink and a separate WC. The strengths of this house are: A- EPB (optimal insulation, a heat pump combined with photovoltaic panels), sober architecture coupled with sophisticated design and high quality finishes. Ideally located in a quiet, residential street, this villa is close to the lively Stockel neighborhood, Dumon Square and, further away, the beautiful Parc de Tervuren. A quiet residential area yet easily accessible. Sale subject to registration duties on the land (12.5%) and VAT on construction (21%). Completion at the end of 2025. We will be happy to show you this house, at your home or ours, at your convenience: 02 375 1010 / new@victoire.be

Characteristics

GENERAL

Type	House
Price	€ 1.155.000
Terrace surface	27 m²
Bedrooms	3
Garages	1
Available	To be agreed
Construction year	2026
Facades	4
Bedroom	13.77 m²
Kitchen	9 m²
Office	5.4 m²
Terrace	27 m²
Living room/dining area	56.89 m²
Double glazing	
Intercom	
Double glazing	
Sliding windows	
Shops	
Sport center	
Highway	
Shops	
Sport center	
Highway	
Golf	
Doctor	
Supermarket	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Wezembeek-Oppeem
Living surface	270 m²
Heating	Heat pump
Bathrooms	2
Floors	2
Available	31-12-2025
State	New
Bedroom	20 m²
Bedroom	17.1 m²
Bathroom	2
Lavatory	3
Land	385 m²
Videophone	
Security door	
Videophone	
Security door	
Bus	
Primary school	
Train station	
Bus	
Primary school	
Train station	
Airport	
Hospital/clinic	
On main road	
University	
PEB	45 kW/m²
PEB category	A

MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 1.155.000

